

Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT 4035 BROADWAY GROVE CITY, OHIO 43123 614-277-3004 APR 33, 2019

City of Grove City

grovecityohio.gov/development

TYPE OF REQUEST	A REPORT OF THE PROPERTY OF THE	
Standard Rezoning	JD Rezoning Text Amendment Zoning Upo	n Annexation Use Approval
PROJECT / PROPERTY INFORMAT	ION	
PROJECT NAME: Meadow 6	prove Estates North	
PROJECT LOCATION: Buckeye Parksay + Mallan Lane STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)		
PARCEL ID NUMBER:	ACREAGE AFFECTED BY	Y THIS APPLICATION:
EXISTING ZONING: PUD-12	EXISTING LAND USE:	Single-Family + Multi-Family
PROPOSED ZONING: PUD-R	PROPOSED LAND USE:	Soybo-Family + Multi-Family.
FUTURE LAND USE DESIGNATION: Single-Family + Mult-Family		
PROPERTY OWNER INFORMATION		
Note: Property ownership information should reflect h	low the property is held in accordance with the Fran	klin County Auditor's Office.
Name	Address Factory Coll	City, State, Zip
614-785-0015 GI	4-785-9181 eth	City, State, Zip ever Kante Rock brothomes net Email
APPLICANT INFORMATION		
Note: The applicant is the person(s) or entity seeking app	proval of this application.	
SAME		
Name	Title	Company / Organization
Address	City	State, Zip
Phone	Fax	Email
AUTHORIZED REPRESENTATIVE	THE RESERVE TO STATE OF THE PARTY.	Check box if same as Applicant: □
speak, represent and make commitments on behalf or representative, applicant or related parties.	f the applicant. The City does not take any responsi	rized representative, you must have the legal authority to bility for the lack of communication between the authorized
Name Thewer Kaut	Vice President Title Columbus	Company / Organization
999 Holaris Parkway	Columbus	OH, 43240
Address Co14-785-0015	4-785-9181 ethy	State, Zip ever Kauf & Rocklog homes, net
Phone	Fax	Email
Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)		
FOR OFFICE USE ONLY		
DATE RECEIVED: (1/2/1/2)	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	PAYMENT AMOUNT: \$100.00 CHECK NUMBER: 101083
5/7/19		
PROJECT ID NUMBER: 2019 0423 0021	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		l

ADDITIONAL PROJECT INFORMATION
PROJECT NAME: NAME:
DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐
ACREAGE DISTURBED: TOTAL FLOOR AREA:
NUMBER OF BUILDINGS: BUILDING HEIGHT:
ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE):
ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: ESTIMATED VALUATION OF SITE IMPROVEMENTS:
PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)
I Robert Ponkar , the current property owner hereby authorize the
applicant
bound by all representations and agreements made by the applicant and/or their authorized representative.
Additionally, as the current property owner, knowing that site visits to the property may be necessary. I hereby authorize
City representatives to visit and/or photograph the property described in this application.
Signature of Current Property Owner: July Date: 4-17-19
STATE OF OHIO, COUNTY OF FRANKLIN
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the tredotor. Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are the statements the statements the statements the statements the statements the statements the statement the statements the statem
AFPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT
I
have read and understand the contents of this application. The information contained in this application, attached exhibits
and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.
Signature of Applicant or Authorized Representative: Date:
STATE OF OHIO, COUNTY OF FRANKLIN
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.
SUBSCRIBED AND SWORN TO before me this

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00

Engineering Review Fee: \$ 9

Planning Review Fee: \$ 9

Total Submittal Fee: \$ 100.00

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the <u>GroveCity2050 Community Plan</u> to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

- 1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
- 2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
- 3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
- 4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
- 5. Development shall provide the City with a net fiscal benefit.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY:	chep Parking + Mallowland
EXISTING ZONING: PUD-R	PROPOSED ZONING: PUD-R
PETITIONER NAME (PLEASE PRINT):	Corey Thewer Vant
PETITIONER'S SIGNATURE:	Cathrel
OWNER NAME (PLEASE PRINT):	Robert Yoakam
OWNER'S SIGNATURE:	Mobil Spaken
DATE:	4-17-19

Revised 05/18 Page 4 of 6

THE CITY OF GROVE CITY SUBMITTAL REQUIREMENTS: METHOD OF REZONING

website at www.grovecityohio.gov/development.



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated (please contact staff if clarification on material assembly is required).

ALI	APPLICATIONS
	One (1) original, signed application and nine (9) copies
	Appropriate fee (\$100)
	Ten (10) copies of the project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
	One (1) electronic copy of all application materials submitted on CD/DVD or flash drive – all electronic data shall be compatible with Adobe Reader 5.0 or later
	Ten (10) copies of the metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
	Nine (9) copies of the map (no larger than 11 x 17) and one copy (8½ x 14) outlining the said parcels to be rezoned
V	Ten (10) copies of a listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
\square	If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
	One (1) original and nine (9) copies of the signature of Property Owner of Record
V	Please note the following: Twenty (20) additional copies of revised submittals, properly folded and collated, are required for the Planning Commission hearing
PUD	REZONING
	Ten (10) copies of the City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan
ZON	ING UPON ANNEXATION
	Ten (10) copies of the City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City
For add	litional information, contact the Grove City Development Department at 614-277-3004 or visit

Revised 05/18 Page 5 of 6